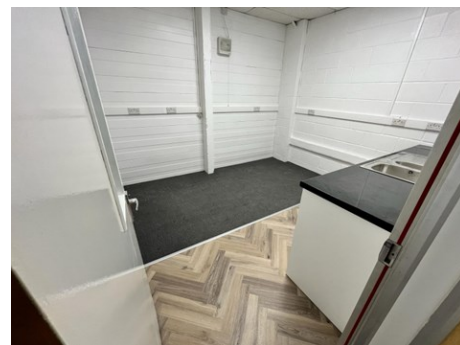


**UNIT 12, MEAD BUSINESS CENTRE,
MEAD LANE, HERTFORD, SG13 7BJ**



**OFFICE/BUSINESS
BUILDING WITH GROUND
FLOOR STORAGE**

2,474 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

The Mead Business Centre is an established scheme of 25 near identically fronted industrial warehouse buildings as part of the larger Mead Lane Industrial area to the immediate north east of Hertford town centre.

There is near immediate access out onto the dual carriageway A414 routeway which accesses the dual carriageway A10 within approximately 1.5 miles distance to the east. To the west there is access to the A1 Hatfield and/or Welwyn Garden City. Hertford East and Hertford North provide rail into central London to both Liverpool Street and Kings Cross.

The historic town centre is within a short walk and provides a full range of retail, banking and restaurant facilities.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

Unit 12, Mead Business Centre, is a clean and tidy building of steel portal frame construction arranged equally over two floors.

The ground floor is in open plan format with useful roller shutter door access.

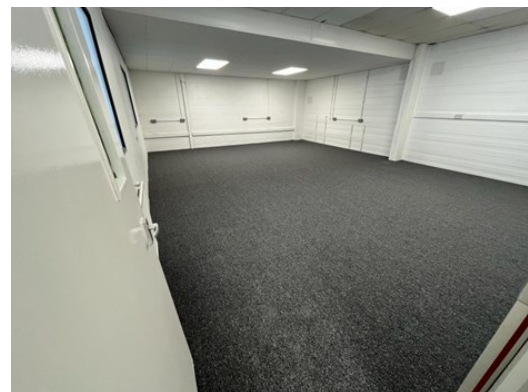
The first floor is currently divided so as to provide a large open plan office area across the front of the building and a further single open plan workspace to the rear with a tea point.

The first floor offices have a significant window frontage and benefit perimeter trunking, suspended ceilings, light and carpeting.

Approx dimensions	-	Just under 39ft width x 32ft deep
Ground floor	-	1,237 sq ft
First floor	-	1,237 sq ft
Total	-	2,474 sq ft

All dimensions and floor areas are approximate.

- * Sectional up and over loading door
- * Security entry phone system
- * First floor kitchen area
- * Fire and security alarms (untested)
- * Male and female WC's (one disabled)
- * Gas fired central heating serving radiators throughout
- * Three phase power and gas



TERMS:

To let on a new full repairing and insuring lease.

RENT:

£30,000 per annum exclusive.

SERVICE CHARGE:

TBC.

RATEABLE VALUE:

We have been advised that the property has a rateable value of £23,500 with effect 1 April 2023. All interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

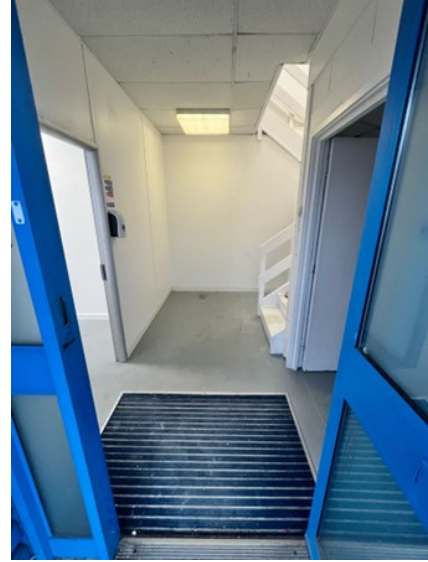
VAT:

Not applicable.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4618



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